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सूची क्र.2

दुय्यम विबंधक : सह दु.नि. बोरीवली 1
 रज. क्रमांक : 2805/2021
 बोरीवली :
 Regn.53m

पावार्ने नाव : अंगुली

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1) पानिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सयनिका नं: 1508 विंग बी, माळ नं: 15 वा मजला,
 इमारतीचे नाव: पुके इरिडियम, ब्लॉक नं: हनुमान नगर, सांदिसाणी पूर्व, मुंबई 400101, रोड : वीर तानाजी
 नगर, वडार पाडा रोड नं. 2, इतर माहिती: सयनिकेचे एकूण क्षेत्र 48.45 चौ. मीटर रेरा कार्पेट ((C.T.S.
 Number : 163-A (pt.) :)
 1) 53.29 चौ.मीटर

1): नाव: जे. रामोदर सुबशी रेव्हेलोरिचे सयनिकार किनरा बिल्डिंग 33 मी लॉके संवातक रेव्हेलोरिचे मुळभार राजेश
 कुमार खेन प्रकाश तिवारी बच-38; पत्ता-नॉट नं: 8, माळ नं: उड मजला, इमारतीचे नाव: अमिषेक बिल्डिंग, ब्लॉक नं:
 कुबेर कॉन्फ्लेन्सच्या नावे, सयनी इंडस्ट्रियल इस्टेटच्या समोर, सांठेरी पश्चिम मुंबई, रोड नं: न्यू लिंक रोड, वडारपाटा,
 MUMBAI. पिन कोड:-400053 फोन नं:-AAFFD47828B

1): नाव:-नमोवकुमार बनारस सिड् बच:-45; पत्ता:-205 विंग ए, -, बिल्डिंग नं-4, सांठेवाला एम.ए.ए.ए. वार्डोला विंग,
 सांठेवाला पूर्व, एम. को. मुंबई, वड मंदिर रोड, सांठेवाला(पूर्व), MAHARASHTRA, MUMBAI, Non-Government.
 पिन कोड:-400055 फोन नं:-BRXPS3367R

2): नाव:-आनंद बनारस सिड् बच:-41; पत्ता:-205 विंग ए, -, बिल्डिंग नं-4, सांठेवाला एम.ए.ए.ए. वार्डोला विंग,
 सांठेवाला पूर्व, एम. को. मुंबई, वड मंदिर रोड, सांठेवाला(पूर्व), MAHARASHTRA, MUMBAI, Non-Government.
 पिन कोड:-400055 फोन नं:-AVFPS0947F

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(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम विबंधक, बोरीवली क. - १,
 मुंबई उपनगर जिल्हा

TRUE COPY
 Attested by me
 RANJEET SINGH
 NOTARY GOVT. OF INDIA

19 1 MAR 2021

SECOND SCHEDULE ABOVE REFERRED TO
(Said Free Sale Property and said Buildings)

Building known as "UK Iridium" aggregately consisting of 4 towers on a portion of land measuring 6,509 sq. mtrs out of the said Property more particularly described in the First Schedule hereinabove.

THIRD SCHEDULE ABOVE REFERRED TO
(Said Flat)

Flat No. 1508 on 15th floor, admeasuring 48.45 Sq. mtrs. RERA carpet area, in the "B" Wing of Tower UK Iridium (the Sale Building) on the said Free Sale Property more particularly described in the Second Schedule hereinabove.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Project Common Areas)

Building will be of R.C.C. frame structure.

Building will be painted with cement paint externally.

Society Office.

Passenger and Stretcher lifts

Walls will be of concrete block or brick masonry walls.

- Internal roads and foot paths
- Water supply
- Sewerage
- Storm water drains
- Sewage and disposal Treatment
- Water conservation and rain water harvesting
- Fire protection and fire safety
- Electrical Meter room, substation, receiving station
- Solid waste management
- Fitness Center
- Podium/compound
- Parking Spaces
- Recreational open spaces



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95. The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Property /Free Sale Property and the said Flat and has expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has/have entered into this Agreement and further agrees not to raise any objection in regard to the same.

96. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

97. DELAY IN ENFORCEMENT

Any delay tolerated or indulgence shown by the Promoter in enforcing this Agreement or any forbearance or giving of time to the Purchaser/s, by the Promoter shall not be construed as a waiver on the part of the Promoter of breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.



FIRST SCHEDULE ABOVE REFERRED TO
(Said Property)

ALL that piece and parcel of land admeasuring 13,508.50 sq. meters or thereabouts and bearing C.T.S No. 163-A (pt.) of Village Akurli, Taluka Borivali, at Hanuman Nagar, Akurli Road, Kandivall (East), Mumbai 400 101 within the Registration Sub-District and District of Mumbai Suburban and bounded as follows:-

On or towards the North: Ganesh Krupa Society falling in CTS No. 163-A

On or towards the South: Jai Jagdamba Society falling in CTS No. 163-A

On or towards the East: Sanjivani Society falling in CTS No. 163-A

On or towards the West: Existing Wadarpada Road No. 2

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Promoter

Purchaser Page 52